



Elliot Heath
ESTATE AGENTS

6 Black Swan Court, Priory Street
Guide Price £375,000

6 Black Swan Court

Priory Street, Ware

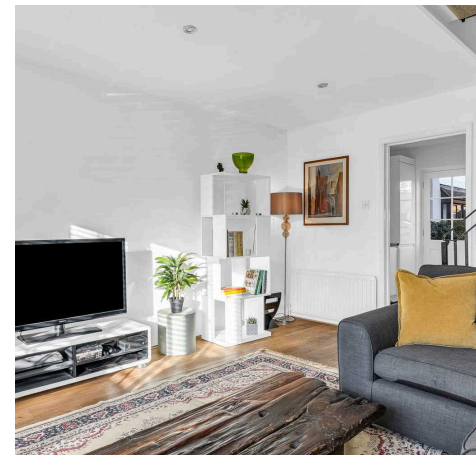
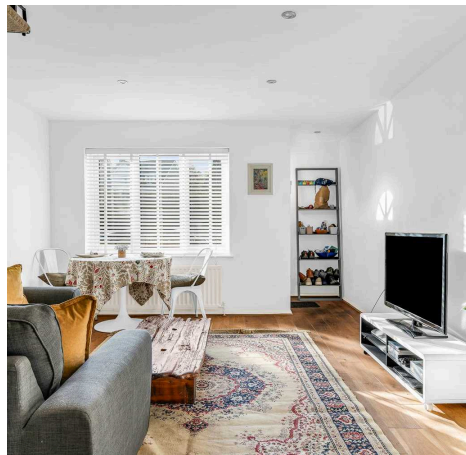
2-bedroom mews house in Ware town centre. Lounge/dining room, kitchen, bathroom, gas central heating, double glazing, and allocated parking. Close to shops, bars, restaurants, and railway station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



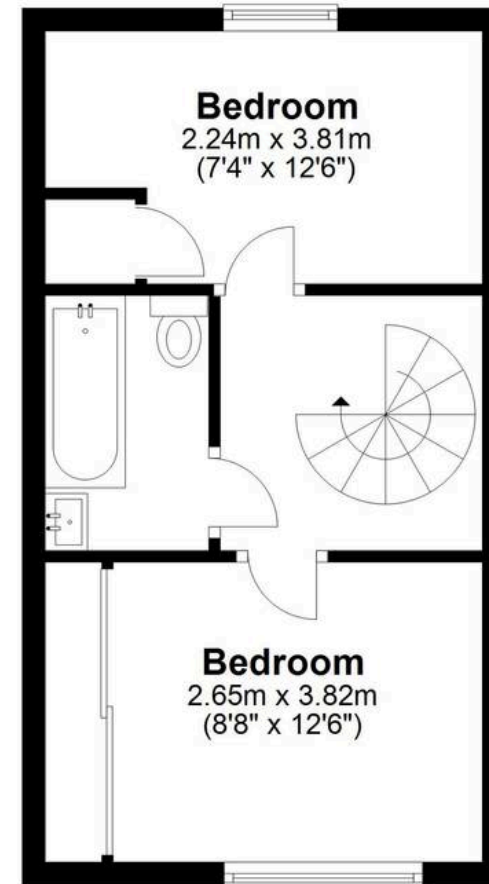
Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

Open to:

Lounge/Dining Room

16' 3" x 12' 6" (4.95m x 3.82m)

With double glazed window, two radiators, wood flooring, spiral staircase to first floor landing, door to:

Kitchen

7' 3" x 12' 6" (2.21m x 3.80m)

With double glazed window and door to rear. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With doors to:

Bedroom One

8' 8" x 12' 6" (2.65m x 3.82m)

With double glazed window, radiator, fitted wardrobe cupboards with sliding doors.

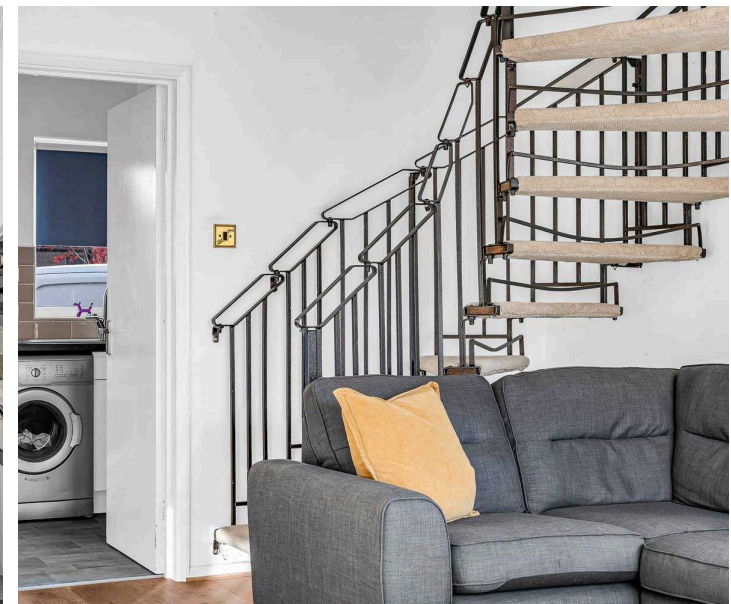
Bedroom Two

7' 4" x 12' 6" (2.24m x 3.81m)

With double glazed window, radiator, built in storage cupboard.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, wall hung wash hand basin, fully tiled, radiator.

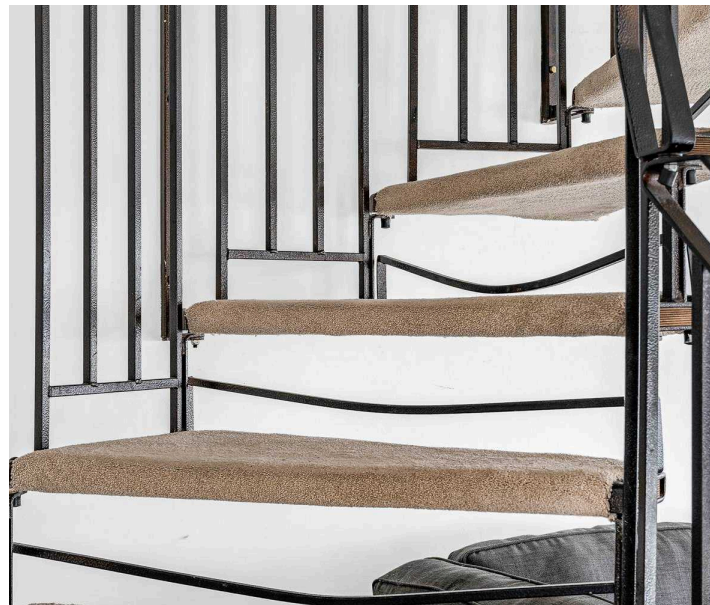
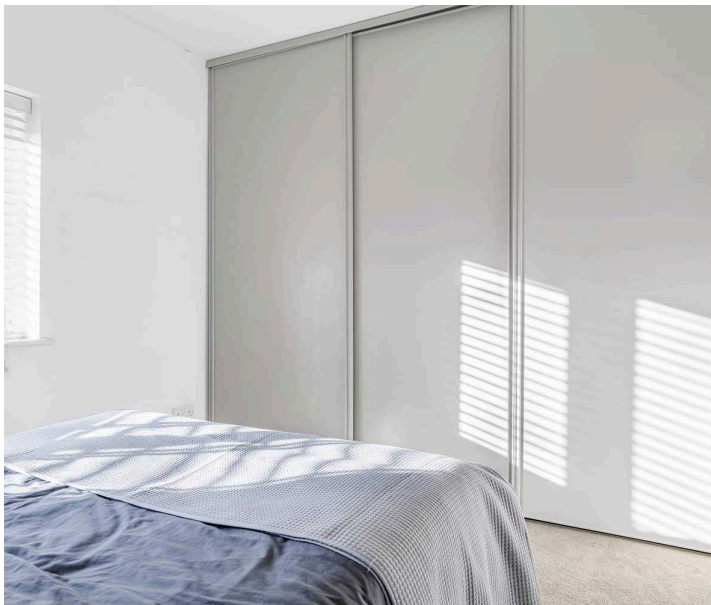


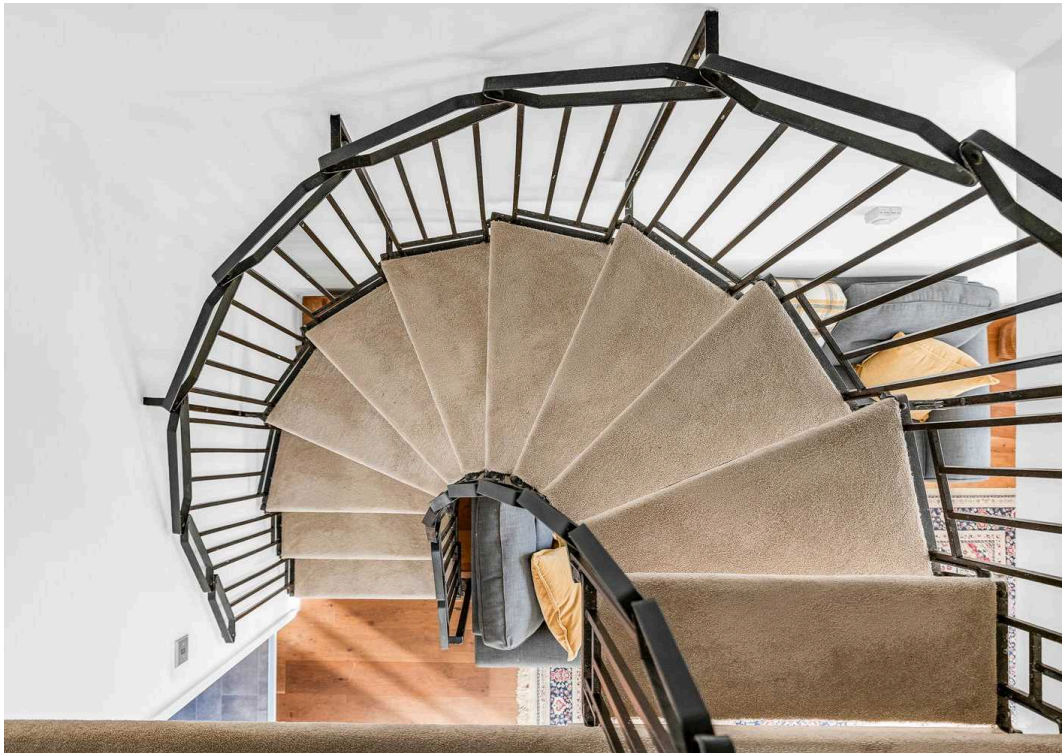


ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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